



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcpplanning@jeffcitymo.org
www.jeffersoncitymo.gov

Date filed



APPLICATION TO THE BOARD OF ADJUSTMENT

1. The undersigned hereby request(s) the following:
 - ☐ Conditional Use Permit (Section 35-73A; Section 35-71, Site Plan)
 - ☐ Variance (Section 35-73B; Section 35-71, Site Plan)
 - ☐ Appeal of Administrative Decision (Section 35-73C)
 - ☒ Chapter 3, Advertising and Signs: Signage Variance or Conditional Use Sign Permit
 - ☐ Chapter 8, Article V, Flood Hazard Regulations; Variance to Flood Hazard Regulations
 - ☐ Other (including Interpretations; please describe in #2 below)
2. Describe exactly the type of project proposed or what is being requested and the purpose of the request. Cite affected Section numbers if known (or attach separate sheet).

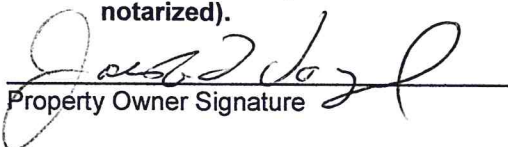
To modify existing roof mounted sign by replacing the
manual readerboard with an electronic board.
3. The application is filed for the following described real estate: (the correct legal description of the property must be printed below or attached to this application).

A. *Street Address:* 604 Jefferson Street

B. *Property Description:* Inlots 804 & 805: S 48.75' of S Inlot 803;
N 148.75' & W 4.38' of 50' of Inlot 806
4. A **site plan in accordance with Section 35-71** is required for conditional use permits and variance applications. A "sketch" site plan may be required for other applications such as conditional use sign applications.
5. **Filing fee:** A check payable to the "City of Jefferson" for the application filing fee must be attached to this application. The applicable filing fee is identified in Appendix Y.
6. **Response to Required Findings:** Applicant responses to required findings must be attached. The required findings vary based on type of application as follows:
 - a. Setback, lot area or dimension variance – Addendum A (Density and Dimensional)
 - b. Height variance – Addendum B
 - c. Fence height variance – Addendum C
 - d. Number of parking spaces variance – Addendum D
 - e. Location of off street parking variance – Addendum E
 - f. General Variance (variances not associated with other addendums) – Addendum F
 - g. Conditional use permit – Addendum G
 - h. Telecommunication facility conditional use permit – Addendum H
 - i. Signage:
 1. Signage variance – Addendum I
 2. Conditional use sign permit – Addendum J
 - j. Appeals of administrative decision – Addendum K

(continued on next sheet)

7. The undersigned certify to be all of the owner(s) of the above described property and that the submitted information (including all attachments to this application) is true and correct. (All owners of this property must sign and the signatures must be notarized).

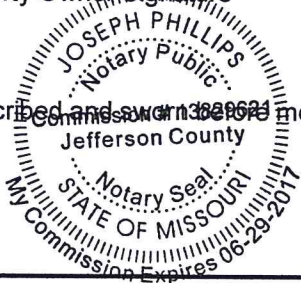

Property Owner Signature

Jacob Vogel
Printed Name/Title (type or print)

Property Owner Signature

Printed Name/Title (type or print)

Subscribed and sworn to before me this 5th day of FEBRUARY, 2016.

 _____
Notary Public

Applicant (if different from property owner):

Name	Piros Signs, Inc. / Joe Phillips
Mailing Address	1818 Old State Road M Barnhart, MO 63012
Phone Number	636-464-0200 / 314-565-8925

Specific information may be required depending upon type of application. Please refer to the appropriate Chapter. Other permits, including building permits and sign permits may be required in addition to Board actions. Please seek advice of City staff or your consultant, if applicable.

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Jefferson City Board of Adjustment Application

Addendum I – Signage Variance

To be used for variance requests dealing with signage.
(Section 3-12.B.3.b and d)

Property Address 604 Jefferson Street

Applicant Name Piros Signs, Inc. / Joe Phillips

Provide responses to the following required findings. State all reasons for your answer and use additional pages to complete your answer if necessary.

General Findings:

1. Would the proposed variance eliminate an adequate supply of light or air to the adjacent property or endanger the safety of the public?

The proposed variance would not cause any inconveniences to the neighboring properties, since the sign is existing.

2. Would the proposed variance be unduly injurious to the use and enjoyment of adjacent property or substantially diminish property values in the neighborhood?

Proposed change in sign would be an upgrade to the sign's existing condition and would not diminish any property values.

3. Would the proposed variance permit obtrusive or incompatible signs to injure the character of the neighborhood.

Character of the neighborhood would not be adversely affected. Site fronts Highway 50 and sign would be compatible with a highway commercial property.

4. Would the proposed variance obstruct significant views or vistas?

No. Sign structure is already existing and is not proposed to be enlarged in any manner. Current sign size would remain in effect, and therefore no visibility issues would be created by the change.

5. Would the proposed variance obstruct vision where such obstruction could create a traffic hazard?

No. Sign structure is located on a rooftop.

6. Would the proposed variance be in keeping with the general spirit and intent of the Advertising and Sign Code?

Yes. Electronic signs are already in place within the City of Jefferson. Current sign structure has been in place for quite a long time as well. Simple alteration to the existing sign would be a vast improvement over what is currently in place.

Specific Findings:

1. Does topography or existing buildings interfere with usual visibility?

No. Sign is located on a rooftop. Therefore visibility will not be a factor.



(636) 464-0200 1818 OLD STATE RD. M
BARNHART, MO 63012 Fax: (636) 464-9990

Jefferson City
Board of Adjustment

RE: Coca – Cola
604 Jefferson Street

Board Members,

This is meant to give a quick overview on our proposed sign alteration.

We are proposing to alter the sign face of the existing, roof mounted sign that has been in place at the Coca-Cola bottling facility since the 1980's. Our proposal is to replace the existing 12'-2" x 22' manual reader-board with a new 8' x 16' electronic reader-board, utilizing the structure that is already in place.

The overall sign size, location and structure are to remain unaltered.

Community service messaging will continue to be the main focus. No off premise advertising will be promoted on the sign. However, city and county events could be displayed as well. Amber alerts and severe weather updates can also be displayed.

Coca-Cola has been a community partner in Jefferson City since 1905. They are simply asking to update the current sign, utilizing modern technology, to make the sign safer, more user friendly, and a better tool for not only Coca-Cola, but the community as a whole.



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GRAPHICS@PIROSSIGNS.COM

CUSTOMER
Coca-Cola
JOB LOCATION
Jefferson City

CONTACT
Barbara Shaw
PROJECT
EMC
SALES PERSON
Chris Brand
DATE
12/13/15
RENDERING #
15-0193-3
SCALE

DRAWN BY
Dave Filla
SAVED AS
JC EMC

REVISION DATE
REVISIONS



- ☐ APPROVED AS IS
- ☐ APPROVED AS NOTED
- ☐ REVISE & RESUBMIT

INITIALS

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ELECTRONIC MESSAGE CENTER

NOT TO SCALE

SUPPLY & INSTALL 1 SINGLE SIDED 8' X 16' DAKTRONICS FULL COLOR EMC



THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRIC CODE AND/OR OTHER APPLICABLE CODES AND STANDARDS. THE SIGN, INCLUDING ITS FOUNDATION, SHALL BE PROPERLY GROUNDED AND BONDED TO THE BUILDING.



FILE NUMBER E246274



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 163 feet
2/2/2016